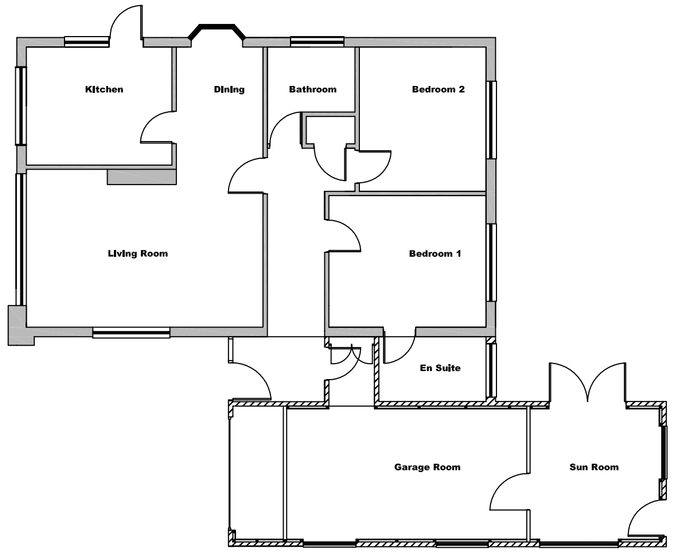
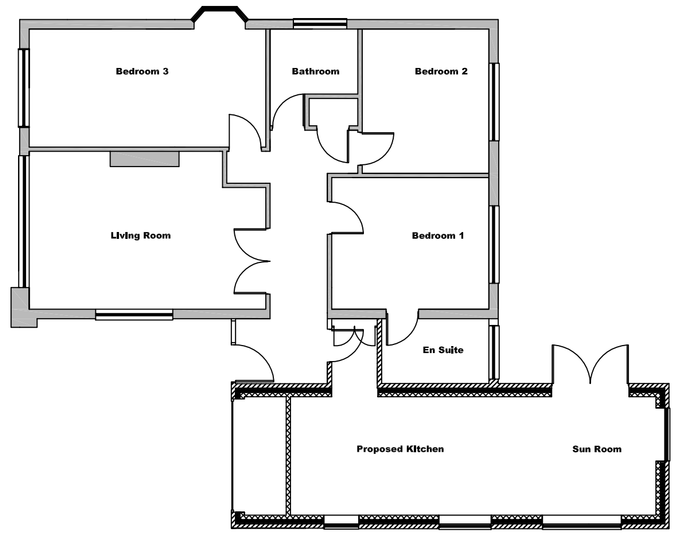
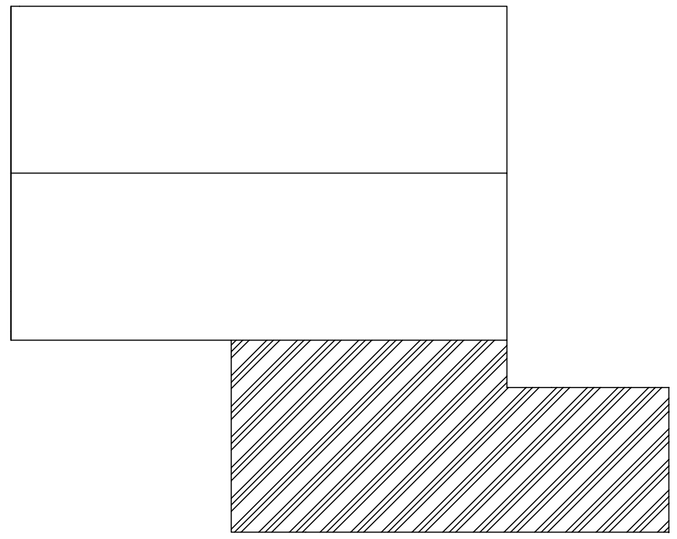


Existing Floor Plan



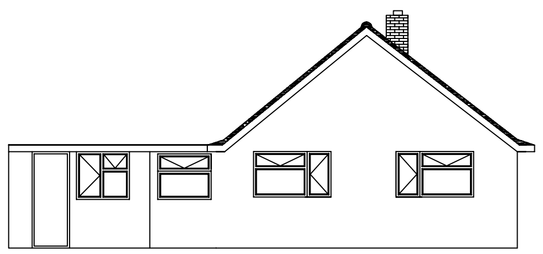
Proposed Floor Plan



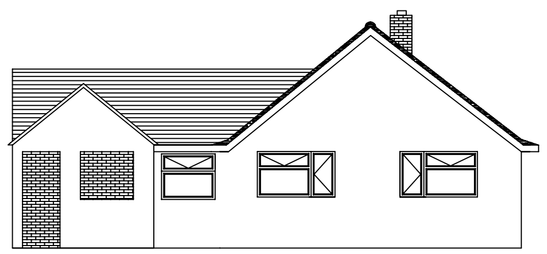
Existing Roof Plan

Existing Front Elevation

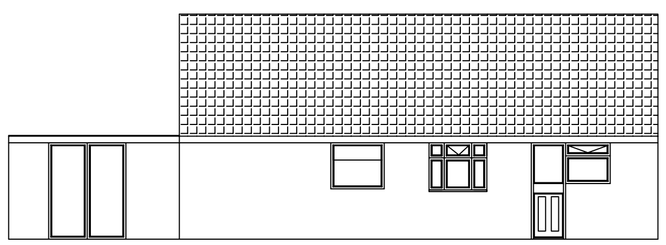
Proposed Front Elevation



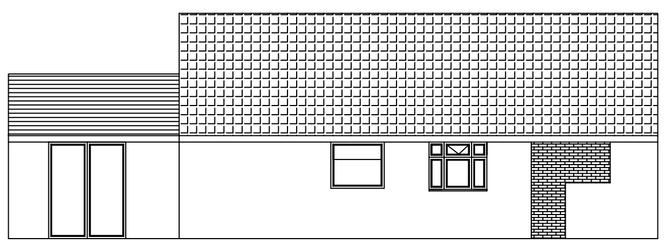
Existing Rear Elevation



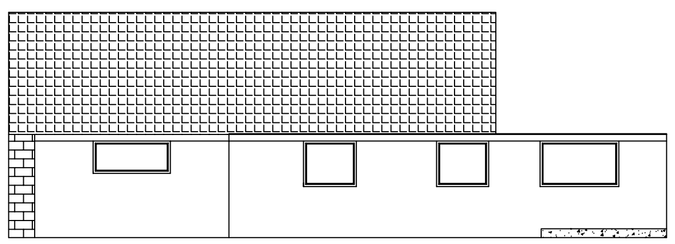
Proposed Rear Elevation



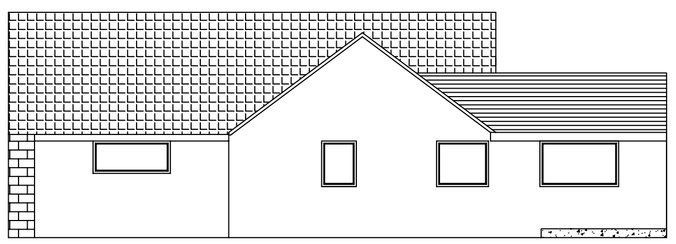
Existing Left Elevation



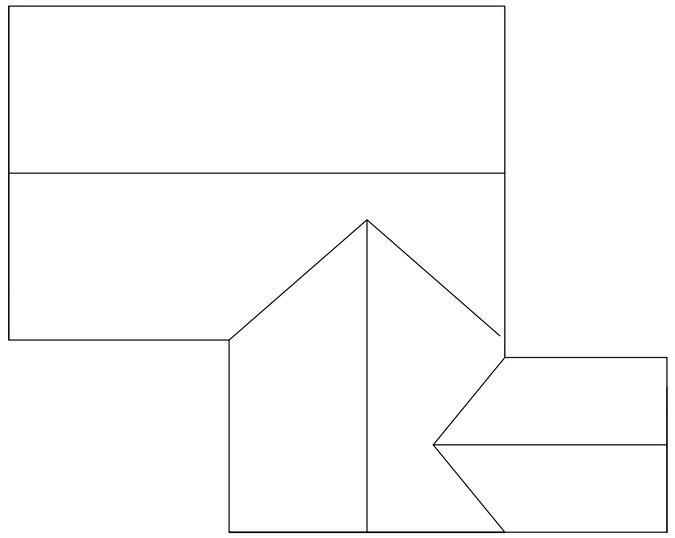
Proposed Left Elevation



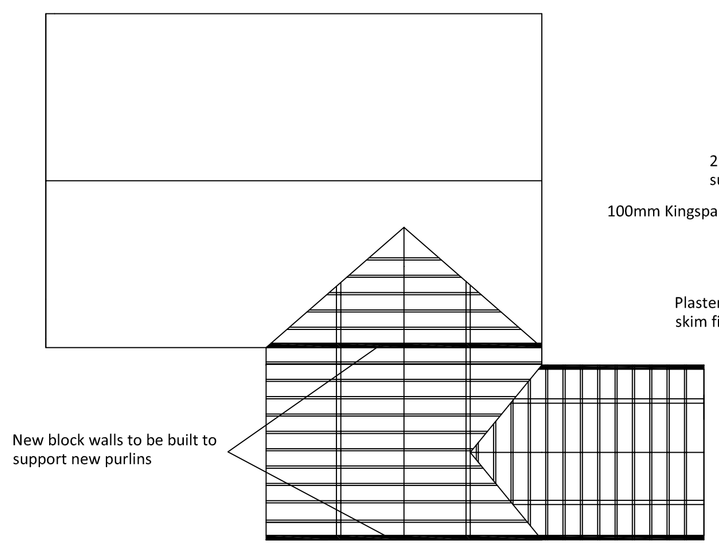
Existing Right Elevation



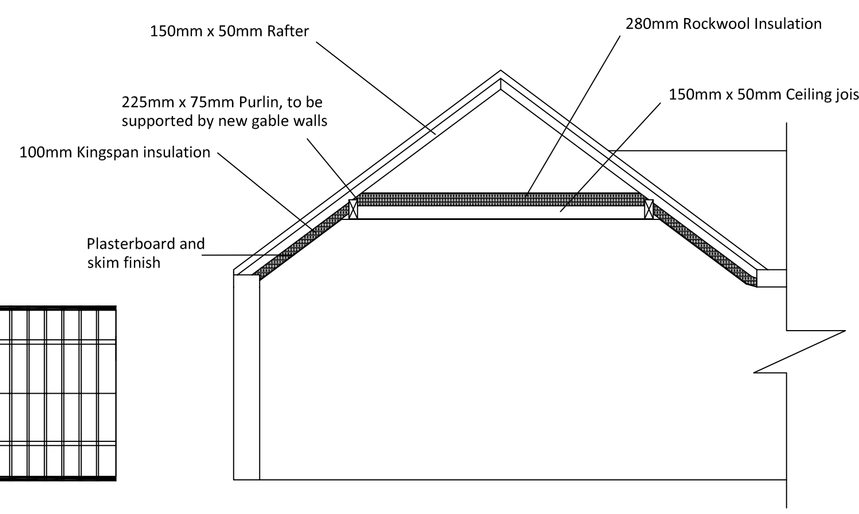
Proposed Right Elevation



Proposed Roof Plan



Proposed Roof Structure



Cross Section - Proposed Roof Construction (NTS)

NOTES
The contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. This drawing must be read and checked against any structural or other specialist drawings provided.
The contractor is to comply in all respects with the current building regulations whether or not specifically stated on these drawings.

SPECIFICATION

DEMOLITION WORKS
Remove plasterboard and studwork from internal walls and ceiling. Remove internal glazed partition wall. Take off the flat roof to the garage and sun room and protect from the elements. Take out first window to garage and prepare opening to receive smaller window.

Take out rear kitchen door and windows and prepare brickwork.

FOUNDATIONS
Trail hole to be excavated to determine the depth of the existing strip foundations. To meet the satisfaction of the Building Inspector.

CONCRETE FLOOR
New raised floor Kitchen / Sun room - constructed with 1200 gauge polythene DPC isolated membrane, to meet BS EN 13967: 2012 DPM,on 75mm Celotex FI5000 insulation board, with a 75mm free flow Thermio+ Gyvlon screed.

EXTERNAL WALLS
Construct new inner leaf to proposed kitchen / sun room from 100mm Celcon High 7, 25mm cavity with 75mm Kingspan insulation. Catnic insulted Cavity Closers to all vertical and horizontal external reveals. New walls bonded to existing or use Furfix Profiles. Brickwork to have Screw fixing wall ties 6 no. per meter square to conform to BS 5628-1. Proposed external walls to achieve a maximum thermal transmittance value of 0.30 W/m^2K.
New brickwork, blockwork and insulation (to match existing) to block up removed windows. Blockwork to be 100mm Celcon High 7, with insulation to fit within existing cavity depth.

INTERNAL WALL & CEILING FINISHES
Internal ground floor walls to be 12.5mm plasterboard with finishing plaster. 9.5mm Gyproc wallboard to ceilings with skim plaster finish.

VENTILATION
Windows to habitable rooms to have opening vents not less than 5% of floor area of room.

STEEL SUPPORTS
Provide Catnic lintels (CN7 upto 1800mm span, CN8 above 1800mm span) over external openings. R.C. lintels over internal openings.

MECHANICAL VENTILATION
Mechanical ventilation ducted to outside air to be provided to give the following extraction rate:

Kitchen - 60 l/s intermittent or 30 l/s cooker hood.

SERVICES
Plumbing heating and electrical installations to be carried out as instructed by client by suitably qualified installers to all current relevant standards and regulations.

WINDOWS
All new windows to be UPVC units with16mm Double glazed (low E, en=0.1, argon filled) units, fitted with trickle vents. Outside edge of frames to be sealed with mastic. All new windows to achieve 1.60W/m2k

ELECTRICAL
All new electrical work is to be designed, installed, inspected and tested in accordance with BS 7671 (I.E.E Wiring Regulations 17th Edition). The works are to be undertaken by an installer registered under a suitable self-certification scheme, or alternatively by a suitably qualified person, with a certificate of compliance produced by that person to Building Control on completion of the works.

RAINWATER
Gutters 112mm half round. RWP's 63mm Ø to connect into existing drains via trapped gullies.

ROOF
Breathable felt prior to being tiled. Marley concrete pan tile to match existing roof tiles. Tiles to be fixed in accordance with BS 5534. Windloading to comply with BS 5534 and BS 6399. 10mm airgap to provide adequate ventilation. Thermal insulate with a thickness of 284mm Rockroll or 100mm kingspan with a thermal conductivity to achieve 0.16w/m2k.

LATERAL RESTRAINT
Ceiling joists ties of 50mm x 150 mm @ 400 centres, connecting Purlins of 75mm x 225mm. Rafters to be 50mm x 150mm @ 400 centres. Wall plate to be 100mm x 100mm held down with galvinised straps @ 1000mm centres to the inside of the blockwork.

TITLE. **Garage Conversion**

Existing and Proposed Floor Plans & Elevations

LOCATION. **12 Spinney Close**
Endon
Stoke on Trent
ST9 9BP

DRAWING NO. **D101**

SCALE: **1:100 @ A1**

DRAWN BY. DP

DATE. **Feb 2017**